

LEASE

3221 PUREVIEW LN

Billings, MT 59106



LEASE RATE

\$10.00 SF/yr NNN

George Warmer, CCIM

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Todd Sherman

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This unit contains a 2,825 sf of open shop floor space, two office/flex spaces and a full bathroom on the ground level, and a 225 SF finished studio with a kitchenette upstairs for a total of 3050 SF. There is an additional gated and fenced outside area directly out back. A perfect place to run your small business. Easy access as this unit is located near S Frontage Rd and I-90. Available immediately.

Lease Rate: \$2,541.67 Per Month + \$546.37 Monthly Net
Tenant Responsible for Gas & Electric. Water is built into the Nets

PROPERTY HIGHLIGHTS

- Main Floor
- 2,825 SF Shop with Two Office/Flex Space & 225 SF Studio
- Full Restroom With Shower

OFFERING SUMMARY

| | |
|----------------|------------|
| Available SF: | 3,050 SF |
| Lease Rate | \$10 PSF |
| Monthly Rent | \$3,088.04 |
| Building Size: | 3,050 SF |
| Unit Available | A3 |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|-----------|-----------|
| Total Households | 524 | 5,686 | 19,546 |
| Total Population | 938 | 12,421 | 42,516 |
| Average HH Income | \$90,152 | \$128,855 | \$103,832 |

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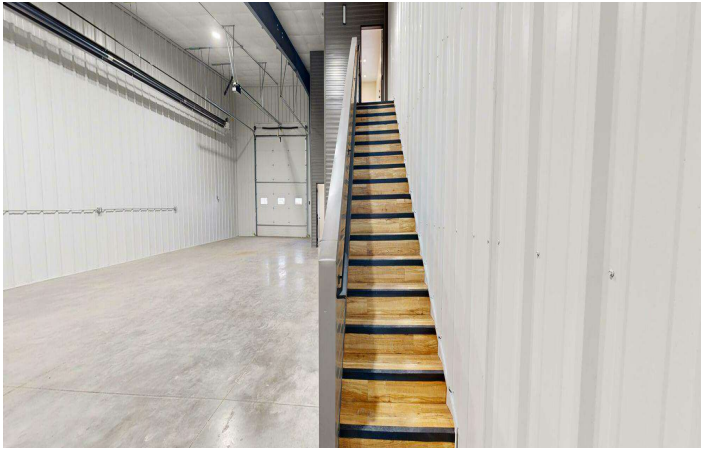


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PROPERTY HIGHLIGHTS

- **Main Floor:**
 - 2,825 SF Shop with Two Office/Flex Space
 - Full Restroom With Shower
 - Washer & Dryer Hookups
 - Shop Sink
 - Two 14' Overhead Doors with Pull Through Capability
 - Radiant Heat
 - 220 & 110 Outlets
- **Second Floor:**
 - 225 SF
 - Kitchenette and Studio Apartment
- **Exterior:**
 - Attractive Multi tone Exterior.
 - Office & Shop Entrances
 - Exterior lighting
 - Secure Automatic Gate With Code
 - Rear Fenced Area For Pull Through



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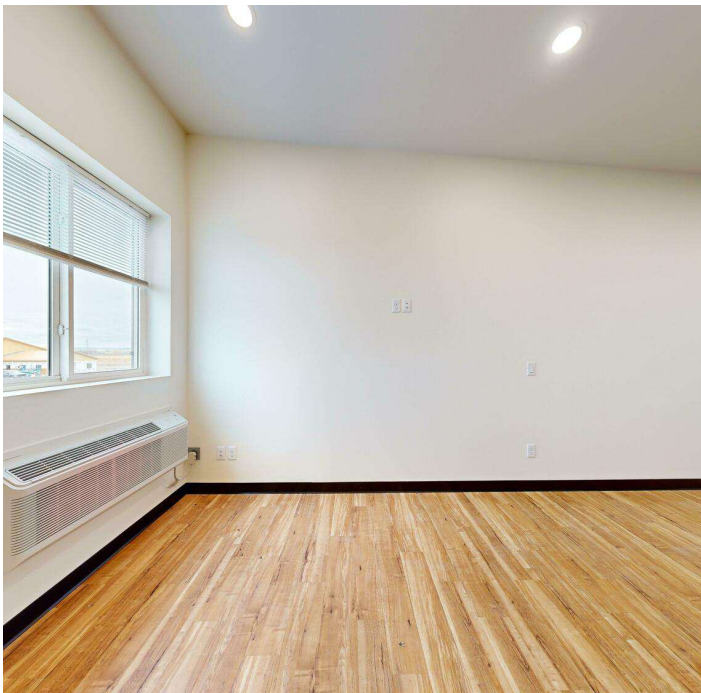


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STUDIO SPACE

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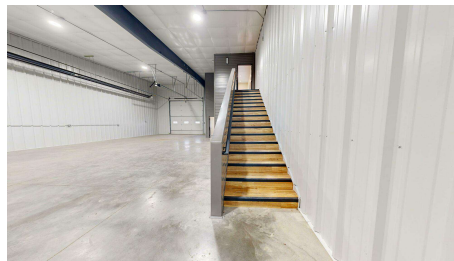
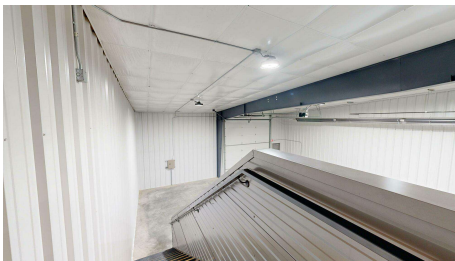
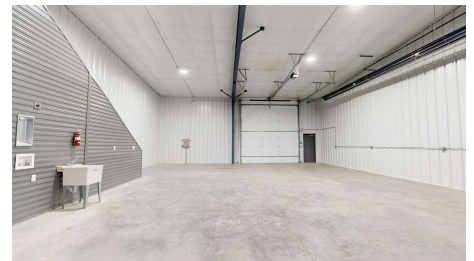
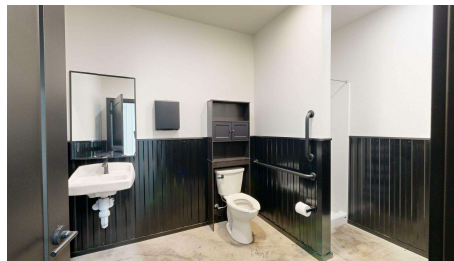
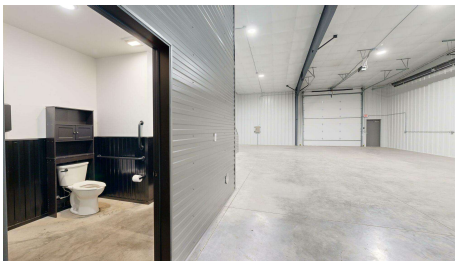
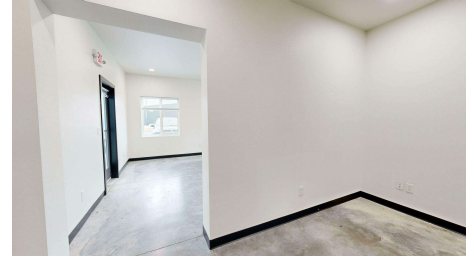


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OFFICE & SHOP

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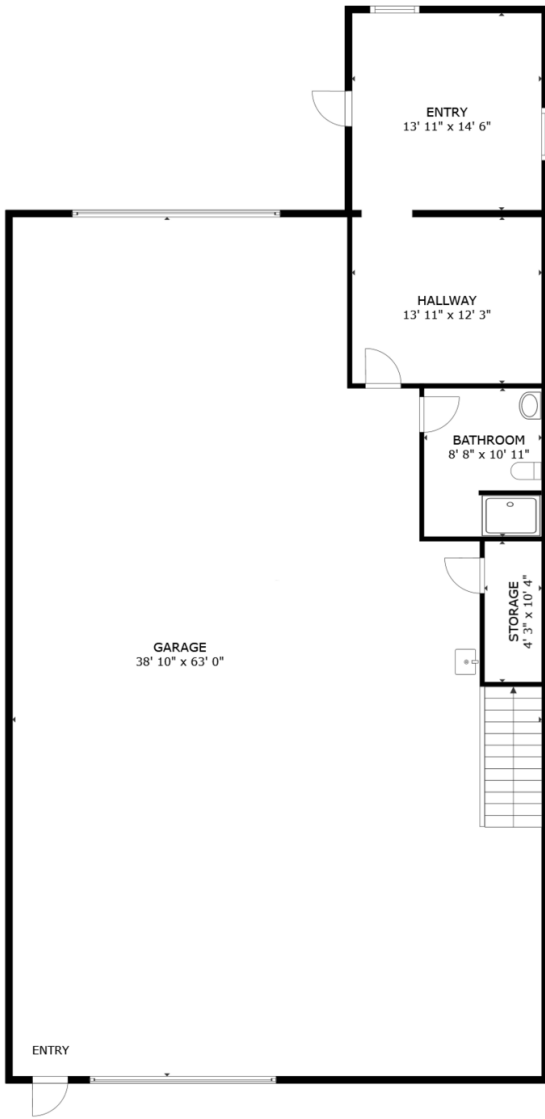


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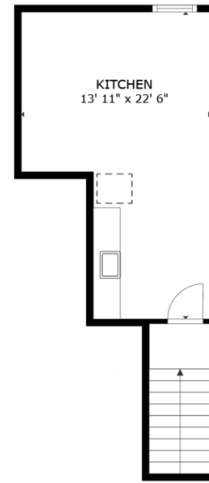
FLOOR PLAN

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FLOOR 1



FLOOR 2

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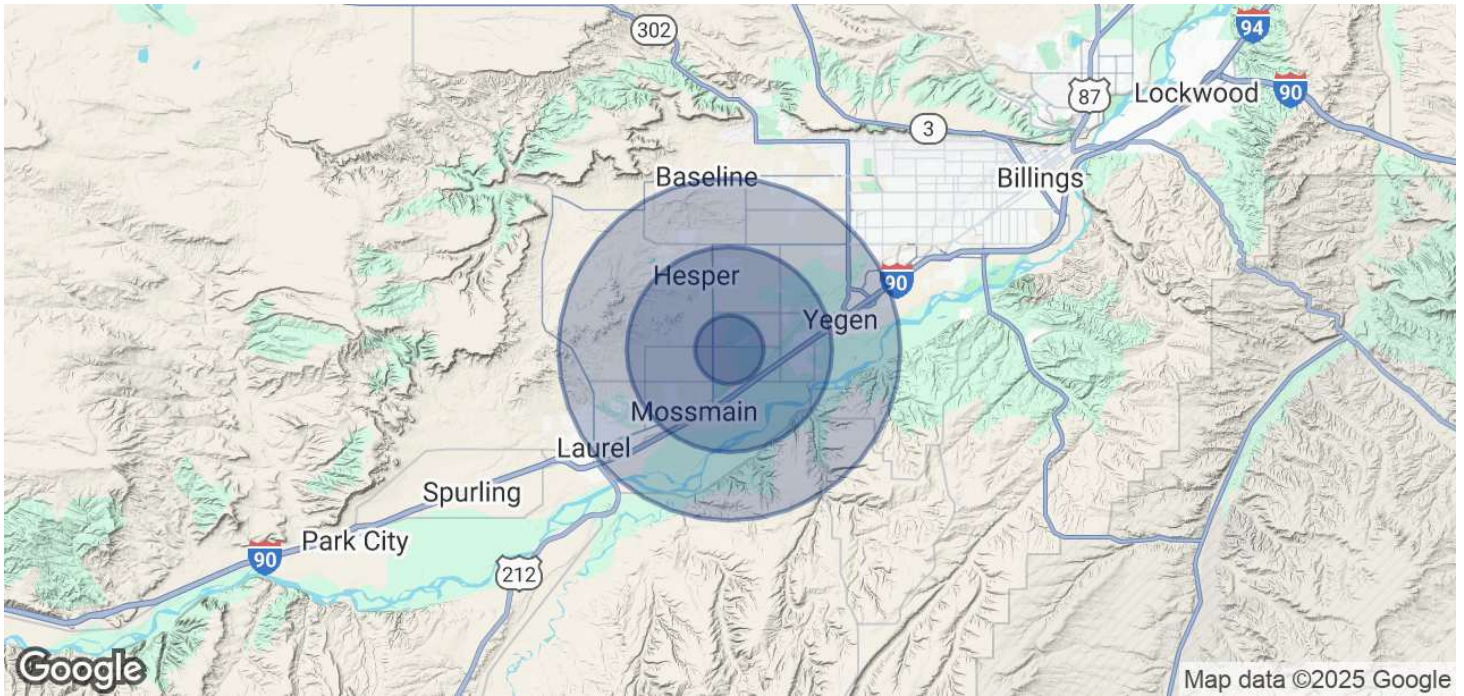


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DEMOGRAPHICS

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 938 | 12,421 | 42,516 |
| Average Age | 40 | 43 | 43.1 |
| Average Age (Male) | 39.2 | 42.8 | 42.4 |
| Average Age (Female) | 39.8 | 42.6 | 43.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 524 | 5,686 | 19,546 |
| # of Persons per HH | 1.8 | 2.2 | 2.2 |
| Average HH Income | \$90,152 | \$128,855 | \$103,832 |
| Average House Value | \$374,242 | \$390,609 | \$306,910 |

2020 American Community Survey (ACS)

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GEORGE WARMER, CCIM

Managing Partner

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MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Board Member: Big Sky Economic Development

Board Member: City of Billings Board of Adjustments

Member: CCIM

Member: West End Rotary

2024 Transactions of Note



2675 KING AVE W
RETAIL
FORMER BANK



2075 OVERLAND
OFFICE
10,000 SF OFFICE BUILDING



707 N 31ST
MULTI-FAMILY
12-PLEX



206 PLAINVIEW
INDUSTRIAL
80,000 SF WAREHOUSE



6807 DANFORD
LAND
66 ACRE LAND DEVELOPMENT

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TODD SHERMAN

Commercial Realtor

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Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

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